

058.A

0011

0026.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
495,900 / 495,900
495,900 / 495,900
495,900 / 495,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:	26
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Owner 1:	DWYER ANDREA
Owner 2:	
Owner 3:	

Street 1:	26 PEIRCE ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:		Own Occ:	Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CAROWELL LLC -
Owner 2:	-

Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02474

Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1908, having primarily Aluminum Exterior and 940 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7291																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	495,900			495,900		
							314306
							GIS Ref
							GIS Ref
							Insp Date
							05/07/13

Total Card / Total Parcel
495,900 / 495,900
495,900 / 495,900
495,900 / 495,900



!15949!

USER DEFINED

Prior Id # 1:	39050
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:36:49
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAROWELL LLC,	58464-353		2/10/2012		305,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1493	Wood Dec	18,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2013	Measured	BR	B Rossignol
5/7/2013	NEW CONDO	BR	B Rossignol
5/10/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			NEXT TO PRECISION TIRE.																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																			
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 3 - Aluminum				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																			
Color: GREEN				A Kits:	Rating:																			
View / Desir:				Fpl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1908	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct: G14		Fact: .		Floor: 3 - 3rd Floor																				
Const Mod:				% Own: 33.000000000																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster				Functional:				1	5	2														
Sec Int Wall:		%		Economic:																				
Partition: T - Typical				Special:																				
Prim Floors: 3 - Hardwood				Override:																				
Sec Floors:		%		Total:	18.6 %																			
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES																
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price												
Bsmnt Gar:				Size Adj.: 1.35000002																				
Electric: 3 - Typical				Const Adj.: 0.99989998																				
Insulation: 2 - Typical				Adj \$ / SQ: 398.210																				
Int vs Ext: S				Other Features: 60831																				
Heat Fuel: 1 - Oil				Grade Factor: 1.00																				
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.39999998																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100		% AC: 100		LUC Factor: 1.00																				
Solar HW: NO		Central Vac: NO		Adj Total: 609208																				
% Com Wall:		% Sprinkled:		Depreciation: 113313				Juris. Factor: 1.00	Before Depr: 557.49															
				Depreciated Total: 495895				Special Features: 0	Val/Su Net: 527.55															
								Final Total: 495900	Val/Su SzAd: 527.55															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.A-0011-0026.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:										
RESIDENTIAL GRID																								
1st Res Grid	Desc: Line 1			# Units: 1																				
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Other																								
Upper																								
Lvl 2																								
Lvl 1																								
Lower																								
Totals	RMs:	5	BRs:	2	Baths:	1	HB																	
UnSketched SubAreas: GLA: 940,																								
SUB AREA																								
Code	Description	Area - SQ		Rate - AV	Undepr Value			Sub Area	% Usbl	Descrip	% Type	Qu	# Ten											
GLA	Gross Liv Ar	940		398.210	374,318																			
SUB AREA DETAIL																								
Size Ad	940	Gross Are	940	FinArea	940																			
IMAGE																								
AssessPro Patriot Properties, Inc																								